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ABSTRACTS

Sustainable Transformation and Spatial Interaction of People and Places

Urban and Rural Landscapes for
mobility, migration and tourism



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Title

32nd APDR Congress – *Sustainable Transformation and Spatial Interaction of People and Places: Urban and Rural Landscapes for mobility, migration and tourism: Abstracts*

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Abstract

Before the COVID-19 health crisis, there was a huge transformation in the metropolises' central areas, causing conflicts that affected the urban environment, social and economic activities, housing, citizens and neighborhoods. International tourism has become a key economic element for urban governance and, possibly, it will become even more relevant in the coming years. In the present decade, the return of visitors attracted by cultural heritage has brought challenges and the local inhabitants have negative perceptions concerning the growing real estate prices and landscape transformation. These problems are being faced in several other European cities, with different policies, such as the recently announced in Barcelona to eliminate tourism accommodation in housing.

This phenomenon may lead to the concept of a shared city, not only between inhabitants and tourists, but also with immigrants, who arrive due to the growth of the services sector, in the global economy for foreigners. The dynamics of tourism had consequences in the evolution of real estate in Lisbon and Porto, causing also problems for security and urban management, related to the wave of immigration coming to work precariously, without a good standard of accommodation in the high-density areas of Arroios parish, for example. Lisbon shows a larger substitution of local citizens, losses more than 20% of residents from central parishes (Baixa, Misericórdia and Santa Maria Maior), almost 650 inhabitants per year in the last decade. And in Porto the population only increases beyond the main circular road, in Aldoar, Paranhos and Ramalde.

The aim of this research paper is to evidence the relations between urban regulations, real estate and tourism development, focusing the metropolitan areas of Lisbon and Porto. The results will contribute to improve planning policies aiming to reduce the housing crisis and achieve proposals for territorial management. In the framework of the sustainable development goal for cities and communities (SDG nº 11), it is suggested that an integrated analysis of these 3 dimensions may improve the environment of the new shared cities. This goal is connected to the Portuguese competitiveness strategy, regarding the exploration of cultural heritage and links also to regional development strategies: the domain of symbolic capital, technologies and tourism services in the North, and the intention to reinforce Lisbon brand on a larger regional scale.

The research uses a combined methodology, with quantitative data analysis and foresight studies, as an important tool to understand the development of urban tourism and its impact on housing, for both landowners and tenants, including the evolution of territorial regulations and real estate prices.